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July 30, 2019

Andrew Burton  
Creekside Homes  
PO Box 315  
McMinnville, OR 97128

Re: Approval of Exterior Building Materials for 1025 NE 1<sup>st</sup> Street

Dear Mr. Burton:

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee (HLC) on Thursday, July 25, 2019, a revised built example for the exterior materials proposed for the new building at 1025 NE 1<sup>st</sup> Street was reviewed and carefully studied. The review of the built example was required as a condition of approval on the Downtown Design Review (DDR 1-19) application for the new apartment building. The subject property is located at 1025 NE 1<sup>st</sup> Street, and is more specifically described as Lots 5, 6, 7, and 8, Rowland's Addition. The subject site is also identified as Tax Lot 7900, Section 21BD, T. 4 S., R. 4 W., W.M.

For your reference, the applicable condition of approval (condition #8) from the Downtown Design Review application (DDR 1-19) is listed below:

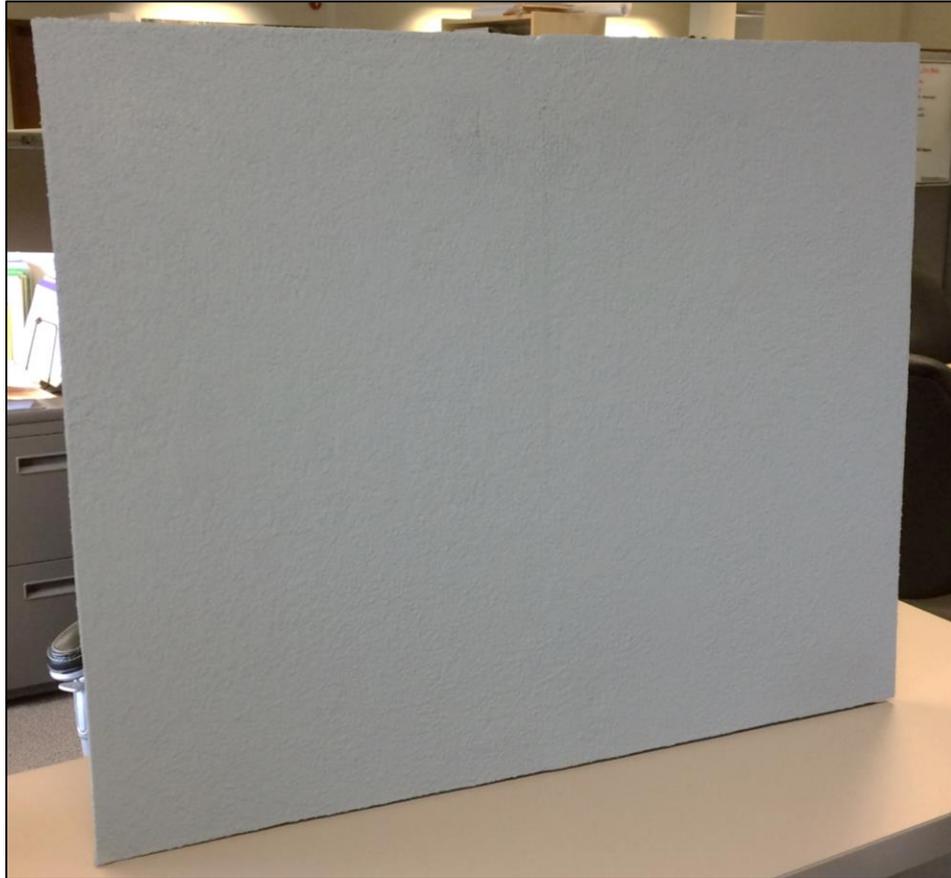
- 8) That the applicant shall provide a built example of the final exterior panel building material to be reviewed and approved by the Historic Landmarks Committee prior to the release of building permits for the proposed development. The built example shall include an example of the treatment of the vertical reveal joint between panels to ensure that the reveal joint is minimized in visual appearance and prominence on the building façade.

Based on the revised built example provided, the HLC voted to **APPROVE** the built example because it was found to be consistent with the applicable Downtown Design Standards in Section 17.59.050(C)(1) and the Findings of Fact in the DDR 1-19 Decision Document. More specifically, the HLC approved the built example that included the use of smooth Hardi panels that were finished with an exterior paint that included a sand additive to create a textured finish to the building material. The HLC approved this treatment for the main body of the building, but specified that the building trim, the center band between the first and second story, and the decorative cornice be smooth in appearance and not finished with exterior paint with the sand additive. The revised built example provided for review was found to be consistent with the applicable Downtown Design Standards in Section 17.59.050(C)(1) because the materials and treatment used were found to be similar in appearance to "smooth stucco" and similar in appearance to "building materials found on registered historic buildings in the downtown area". The vertical seam and reveal joint were also found to be less visible and better concealed.

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For reference, a photo of the approved built example is provided below:



Pursuant to Section 17.59.030(E) of the McMinnville City Code, a decision by the Historic Landmarks Committee may be appealed to the Planning Commission within fifteen (15) days of the date of this letter. If no appeal is filed with the Planning Department on or before August 14, 2019, the decision of the Historic Landmarks Committee will be final.

If you have any questions regarding this matter, please feel free to contact me at (503) 434-7330 or by email at [chuck.darnell@mcminnvilleoregon.gov](mailto:chuck.darnell@mcminnvilleoregon.gov).

Sincerely,

A handwritten signature in black ink that reads "Chuck Darnell". The signature is written in a cursive, flowing style.

Chuck Darnell  
Senior Planner

CD:sjs

c: RJED, Corp., Jonathan and Robin Rouse, 9629 SW 42<sup>nd</sup> Avenue, Portland, OR 97219